

Revised* Interim Report

Madison Schools Growth Impact Committee
September 21, 2017

*
This report contains
updated student
populations & improved
Case definitions

Background / Mission

- Formed by Mayor and Superintendent on July 20, 2017 (Press Conference)
 - Two Co-Chairs & Twelve Members
- Purpose: **Develop a Plan to Keep our Madison City Schools the Best K-12 Educational Value in the State of Alabama by Understanding the Impact City Growth has on MCS and Determining the Needs MCS will have Over the Next 10-20 Years.**
 - Can We Continue to Grow and still Maintain a Premier City School System?
 - What can be Done to Mitigate the Impact of Residential Growth on our Schools (and City)?
 - What MCS Infrastructure is needed (and When)?
- Goal: Final Report by Mid-October to Support Town Halls, Citizen Open Meetings, Dialogues with Special Interest Groups, etc.

The Committee

➤ Co-Chairs:

- Dr. Terri Johnson – Past MCS BOE Member and President
- Mr. Mike Potter – Past Madison City Council Representative

➤ Committee Membership:



Steve Haraway (Madison County Com)	Bebe Oetjen
David Hergenroeder (MCS BOE)	Dr. Sandy Patel
Alice Lessmann	Steven Ryder
Larry Miles	Greg Shaw (Madison City Council)
Valerie Miles	Dr. Shelia Nash-Stevenson
Shaquinta Morgan	MG (ret) Al Sullivan

Acknowledgments

➤ The Committee is Grateful to the Following Persons / Agencies:

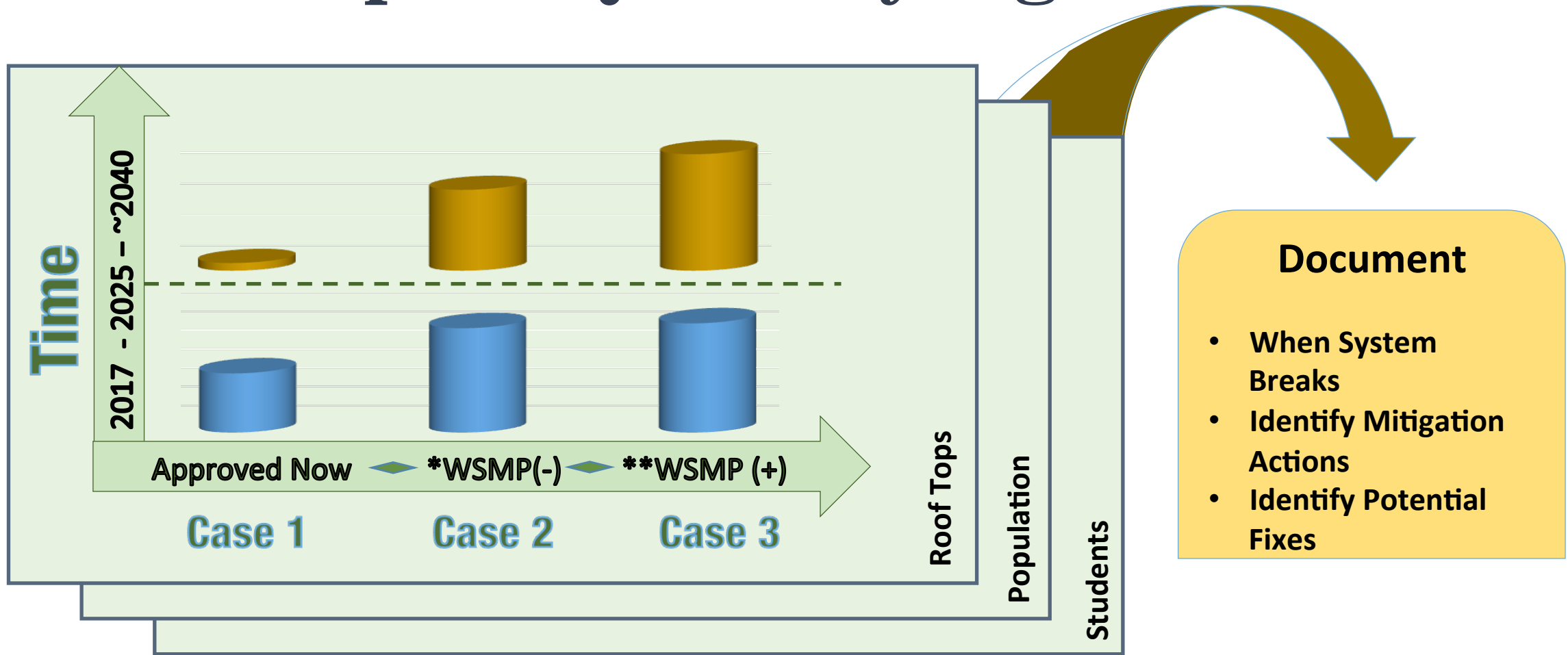
Mary Beth Broeren & Planning Staff: residential growth & population data
Jana Gray, MCS Chief Financial Officer: budget and revenue data
Mayor Caudle, City of Triana: residential growth & population data for Triana
Madison County, Dept of Public Works: growth estimates for Triana
Emory DeBord & Staff, Madison Utilities: growth estimates for Triana
Cameron Grounds, Madison Revenue Dept: sales & use tax revenue data
Roger Bellomy, Madison Finance Director: budget & ad valorem revenue data
Rep Mac McCutcheon, Speaker, Ala House: report on the TVA in-lieu-of tax system
Sen Bill Holtzclaw, Ala Senate: explanation of local legislation wrt TVA revenue

➤ All of the Above Provided (and Continue to Provide) Key Data & Responsive Answers to Our Questions.

Definitions of Growth Impact Study Cases

- **Case 1: Existing / Approved Development. No Additional Annexations for Residential and No New Subdivision Developments Approved for Property Already Annexed. *Caveat on Annexation is Allowance for "Strategic" Annexation (e.g., business or compelling City need).***
- **Case 2: Case 1 + No Additional Annexations, but Allows Additional Subdivision Developments for Properties Already in the City. Development Based on the WSMP Characterization.**
- **Case 3: Case 1 & 2 + WSMP Fully Realized. Madison Annexes More Lands to the Extent of the WSMP Vision Map (Boundaries with Athens / Huntsville).**

Step 1 - Quantifying Growth



*WSMP(-) = CASE 1+ Annexed Land Yet to be Developed;

**WSMP(+) = Cases 1 & 2 + Unincorporated Land Out to WSMP Outer Boundary

Future Growth Scenarios Summary

City of Madison Household Projections 2017-2040

	Existing	Projected				
	2017 Households	2017-2025 Growth	2025 Households	2026-2040 Growth	2040 Households	2017-2040 Total Growth
	18,859					
Case 1: Approved + Strategic Annexations		3,151	22,010	494	22,504	3,645
Case 2: WSMP (-) + Case 1		5,558	24,417	5,207	29,624	10,765
Case 3: WSMP (+) + Case 1 & 2		5,818	24,677	7,505	32,182	13,323

Source: City of Madison Planning and Economic Development Department, August 2017

Future School Growth Summary

MCS Enrollment Status		
School	Current	Capacity
Elementary (K-5)	4,488	5,455
Middle (6-8)	2,583	3,000
High (9-12)	3,673	4,400
Total Students	10,744	12,855

Projected Enrollment 2017- 2025						
School	Case 1		Case 2		Case 3	
	Students	Capacity	Students	Capacity	Students	Capacity
(K-5)	5,343	98%	5,894	108%	5,954	109%
(6-8)	3,061	102%	3,376	113%	3,410	114%
(9-12)	4,344	99%	4,790	109%	4,839	110%
	12,748	99%	14,060	109%	14,203	111%

Projected Enrollment 2026- 2040						
School	Case 1		Case 2		Case 3	
	Students	Capacity	Students	Capacity	Students	Capacity
(K-5)	5,527	101%	7,156	131%	7,742	142%
(6-8)	3,158	105%	4,090	136%	4,424	148%
(9-12)	4,482	102%	5,802	132%	6,276	143%
	13,167	102%	17,048	133%	18,442	144%

Step 1 Conclusions

- Even under the Case 1 scenario (growth that is already approved), MCS will **exceed capacity** in middle schools by 2025 and all schools before 2040.
- MCS cannot finance a new construction bond before 2029 due to current debt (~\$165M).
- Economic development in Madison and the Tennessee Valley is enhanced by excellent schools.
- Advantages and challenges of growth need to be fully explained to all residents.

Next Step

- Determine ‘wiggle room’ in school capacity.
- Incorporate soon-to-be-acquired demographic data from MCS
- Consider impact of future BRACs
- Consider implications of ongoing City Transportation Study
- Review PARCA data to compare revenues for City of Madison to other cities in Alabama
- Analyze Pros/Cons of limiting future growth in the city

BACKUP

Future Growth Scenarios Summary

City of Madison Household Projections 2017-2040

	2017			2017-2025			2017-2040		
	Households	City Population	School Population	Households	City Population*	School Population**	Households	City Population	School Population
Case 1:	18,859	48,479	10,279	22,010	56,566	11,995	22,504	57,835	12,265
Approved + Strategic Annexations									
Case 2:				24,417	62,752	13,307	29,624	76,134	16,145
WSMP (-) + Case 1									
Case 3:				24,677	63,420	13,449	32,182	82,708	17,539
WSMP (+) + Case 1 & 2									

Source: City of Madison Planning and Economic Development Department, August 2017

Future Growth Scenario

CASE 1: Approved Projects + Strategic Annexations
City of Madison Household Projections
2017-2040

	Existing	Projected				
	2017 Households	2017-2025 Growth	2025 Households	2026-2040 Growth	2040 Households	2017-2040 Total Growth
Existing Households	18,859					
Approved Lots Expected to be Developed		2,650		58		2,708
New Lots Projected to be Developed						
Strategic Annexation		501		436		937
Total Households	18,859	3,151	22,010	494	22,504	3,645

Source: City of Madison Planning and Economic Development Department, August 2017

Future Growth Scenario

CASE 2: Case 1 + WSMP Growth per of Current Annexed Land
City of Madison Household Projections
2017-2040

	Existing	Projected				
	2017 Households	2017-2025 Growth	2025 Households	2026-2040 Growth	2040 Households	2017-2040 Total Growth
Existing Households	18,859					
Approved Lots Expected to be Developed		2,650		58		2,708
New Lots Projected to be Developed						
Land Already in Madison		2,407		4,713		7,120
Strategic Annexation		501		436		937
Total Households	18,859	5,558	24,417	5,207	29,624	10,765

Source: City of Madison Planning and Economic Development Department, August 2017

Future Growth Scenario

CASE 3: Case 1 & 2 + Unconstrained WSMP Growth

City of Madison Household Projections

2017-2040

	Existing	Projected				
	2017 Households	2017-2025 Growth	2025 Households	2026-2040 Growth	2040 Households	2017-2040 Total Growth
Existing Households	18,859					
Approved Lots Expected to be Developed		2,650		58		2,708
New Lots Projected to be Developed						
Land Already in Madison		2,407		4,713		7,120
Strategic Annexation		501		436		937
Other Growth		260		2,298		2,558
Total Households	18,859	5,818	24,677	7,505	32,182	13,323

**CASE 2: Case 1 +WSMP Growth per of Current Annexed Land
City of Madison Household Projections By County
2017-2025**

	Madison County			Limestone County			Total
	2017 Households	2017-2025 Growth	2025 Households	2017 Households	2017-2025 Growth	2025 Households	
Existing Households	15,869			2,990			
Approved Lots Expected to be Developed		636			2,014		2,650
New Lots Projected to be Developed							
Land Already in Madison		1,432			975		2,407
Strategic Annexation		225			276		501
Total Households	15,869	2,293	18,162	2,990	3,265	6,255	24,417

Source: City of Madison Planning and Economic Development Department, August 2017

Madison County Increase: 14%
Limestone County Increase: 109%